



Department of Permitting Services
 255 Rockville Pike, 2nd Floor
 Rockville, MD 20850-4166
 Phone: 311 in Montgomery County or (240)-777-0311
 Fax (240)-777-6262
<http://www.montgomerycountymd.gov/permittingservices/>



Development Standards for R-90 Zone

Document Type	
Zone	R-90 Residential, one-family, detached.
Area Requirement	Minimum lot size 9,000 sq. ft.
Maximum Coverage	30% including accessory buildings. See Page 2 for infill development & lot coverage.
Minimum Front Yard Setback	30 ft. or established building line (EBL), whichever is greater. Lot recorded before 6/1/58, 25 ft. or EBL whichever is greater. EBL is not required for additions, only new one-family dwellings. ^{1,2}
Minimum Side Yard Setback	Total 25 ft.; one side 8 ft. ¹ Lot recorded between 1/1/54-5/31/58; total 21 ft.; one side 10 ft. ¹ OR Total 25 ft.; one side 8 ft. ¹ Lot recorded before 1/1/54, 7 ft. each side. ^{1,6} Lot recorded between 10/28/30-9/30/41 if lot width is 40 ft. but less than 50 ft., 5 ft. each side. ¹ Lot recorded before 3/16/28, if lot width is 40 ft. or less, 5 ft. each side. ^{1,3}
Minimum Rear Yard Setback	25 ft. ¹ Lot recorded before 1/1/54, 20 ft. ^{1,6} Lot recorded between 9/30/41-12/31/53 minimum average depth of rear setback is 20 ft. but in no case less than 15 ft. at any one point.
Minimum Lot Frontage	75 ft. at front building line. 25 ft. at street line.
Maximum Building Height	Not to exceed 2 ½ stories, and 35 ft. to roof peak or 30 ft. to mean height between eaves & ridge of gable, hip, mansard or gambrel roof. 3 stories or 40 feet w/Planning Board approval.
Accessory Buildings The footprint of an accessory building must not exceed 50% of the footprint of the main building (one-family detached dwelling). This limit does not apply to a building accessory to an agricultural use.	Rear yard only. Occupy maximum 20% of rear yard. 60 ft. from front lot line. ¹ 5 ft. from side lot line. ^{1,4,5} 5 ft. from rear lot line. ^{1,4,5} 2 stories or 20 ft. maximum height, measured to highest point of roof surface. Town of Garrett Park call 240-777-6240 for info.
Remarks	¹ For corner lots see Code Interpretation Policy ZP 0404-3 . ² See Established Building Line Methods on DPS website. ³ See Code Interpretation Policy ZP 0404-1(Pre 1928 Lots) . ⁴ Additional setback required if length of bldg. along a rear or side lot line has linear dimension greater than 24 ft., side or rear setback is increased 2 ft. of setback for every 2 ft. that the bldg. dimension exceeds 24 ft. This does not apply to swimming pools. ⁵ Additional setback required if bldg. ht. is greater than 15 ft. (measured to mean height between eaves and ridge of roof) then side & rear setback is increased 2 ft. of additional setback for each foot of height over 15 ft. ⁶ This setback for new houses on lots which do not conform to lot width standards of the zone and all additions.

<p>Infill Development</p> <p>Your project is considered infill development if the following apply:</p> <ul style="list-style-type: none"> - It is a one-family dwelling; AND - on a lot that was plat recorded before Jan. 1, 1978 or a resubdivision that created fewer than 6 lots from a lot previously plat recorded before Jan. 1, 1978; AND - the lot is less than 25,000 sq.ft.; AND <p>-construction is more than 1 story*; AND</p> <p>-demolition is more than 50% of the existing floor area of all floors of the dwelling; OR</p> <p>-addition is more than 50% of the existing floor area of all floors of the dwelling.</p> <p>* For the purpose of infill development definition only, a basement is counted as a story if average elevation of finished grade along front of building is lower than average elevation of finished grade along the rear of the building.</p> <p>Infill Development Lot Coverage- definition:</p> <p>Area that may be covered by any building, including any accessory building, and any weatherproofed floor area above a porch. This does not include any bay windows, chimney, porch, or up to 240 sq.ft. of a detached garage if it is less than 350 sq.ft. of floor area and less than 20 ft. in height.</p>	<p>Maximum Coverage for Infill Development Lots</p> <table border="1"> <tr> <td data-bbox="690 321 961 426">Lot area less than 6000 sq.ft.</td><td data-bbox="961 321 1529 426">30%</td></tr> <tr> <td data-bbox="690 426 961 625">Lot area equal to or greater than 6000 sq.ft. but less than 16,000 sq.ft.</td><td data-bbox="961 426 1529 625">30%, minus .001 multiplied by the square foot of lot area over 6000 sq.ft. See EXAMPLE below</td></tr> <tr> <td data-bbox="690 625 961 758">Lot area equal to or greater than 16,000 sq.ft.</td><td data-bbox="961 625 1529 758">20%</td></tr> </table> <p>EXAMPLE:</p> <p>Your lot size is 9458 sq. ft. Minus - 6000 sq. ft. Equals 3458 sq. ft. Multiply times .001 Equals 3.45 percent Base Coverage 30.00 percent Minus 3.45 percent Equals 26.55 percent-This is the new maximum amount of lot coverage for this lot.</p>	Lot area less than 6000 sq.ft.	30%	Lot area equal to or greater than 6000 sq.ft. but less than 16,000 sq.ft.	30%, minus .001 multiplied by the square foot of lot area over 6000 sq.ft. See EXAMPLE below	Lot area equal to or greater than 16,000 sq.ft.	20%
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